

# PIONEER PLAZA



FOR LEASE ► SPRINGFIELD, OR

## LOCATION

1805-1891 E Pioneer Parkway, Springfield, OR

## AVAILABLE SPACE

100% Fully Leased!

## TRAFFIC COUNTS

Pioneer Parkway – 15,493 ADT ('22)

Q Street – 9,972 ADT ('22)

I-105 (Hwy 126) – 60,396 ADT ('22)

## HIGHLIGHTS

- Pioneer Plaza is a well-established shopping center (96,027 SF), anchored by Safeway.
- Located on a high traffic corner with excellent visibility from Pioneer Parkway, Q Street and I-105.
- Abundant on-site parking.
- Co-tenants include: The UPS Store, T-Mobile, Oishii Sushi, Great Clips, Jack in the Box, Lakefield Veterinary Group and Shari's.



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# PIONEER PLAZA

1805-1891 PIONEER PKWY E  
SPRINGFIELD, OR

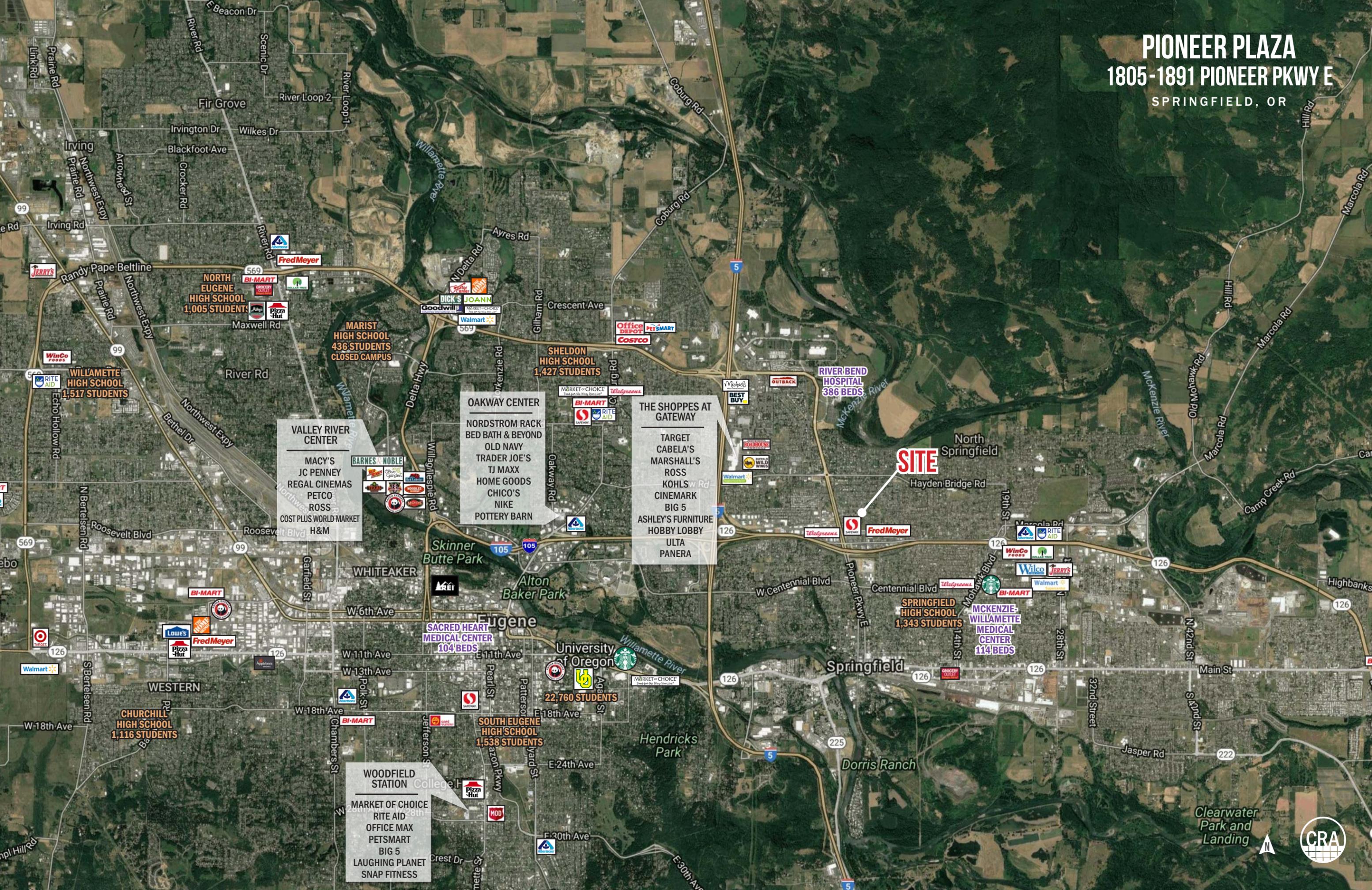
## IMAGES



# PIONEER PLAZA

## 1805-1891 PIONEER PKWY E

SPRINGFIELD, OR



**VALLEY RIVER CENTER**

- MACY'S
- JC PENNEY
- REGAL CINEMAS
- PETCO
- ROSS
- COST PLUS WORLD MARKET
- H&M

**OAKWAY CENTER**

- NORDSTROM RACK
- BED BATH & BEYOND
- OLD NAVY
- TRADER JOE'S
- TJ MAXX
- HOME GOODS
- CHICO'S
- NIKE
- POTTERY BARN

**THE SHOPPES AT GATEWAY**

- TARGET
- CABELA'S
- MARSHALL'S
- ROSS
- KOHL'S
- CINEMARK
- BIG 5
- ASHLEY'S FURNITURE
- HOBBY LOBBY
- ULTA
- PANERA

**WOODFIELD STATION**

- MARKET OF CHOICE
- RITE AID
- OFFICE MAX
- PETSMART
- BIG 5
- LAUGHING PLANET
- SNAP FITNESS

**NORTH EUGENE HIGH SCHOOL**  
1,005 STUDENTS

**MARIST HIGH SCHOOL**  
436 STUDENTS  
CLOSED CAMPUS

**SHELDON HIGH SCHOOL**  
1,427 STUDENTS

**WILLAMETTE HIGH SCHOOL**  
1,517 STUDENTS

**RIVER BEND HOSPITAL**  
386 BEDS

**SITE**

**SPRINGFIELD HIGH SCHOOL**  
1,343 STUDENTS

**MCKENZIE-WILLAMETTE MEDICAL CENTER**  
114 BEDS

**SACRED HEART MEDICAL CENTER**  
104 BEDS

**University of Oregon**  
22,760 STUDENTS

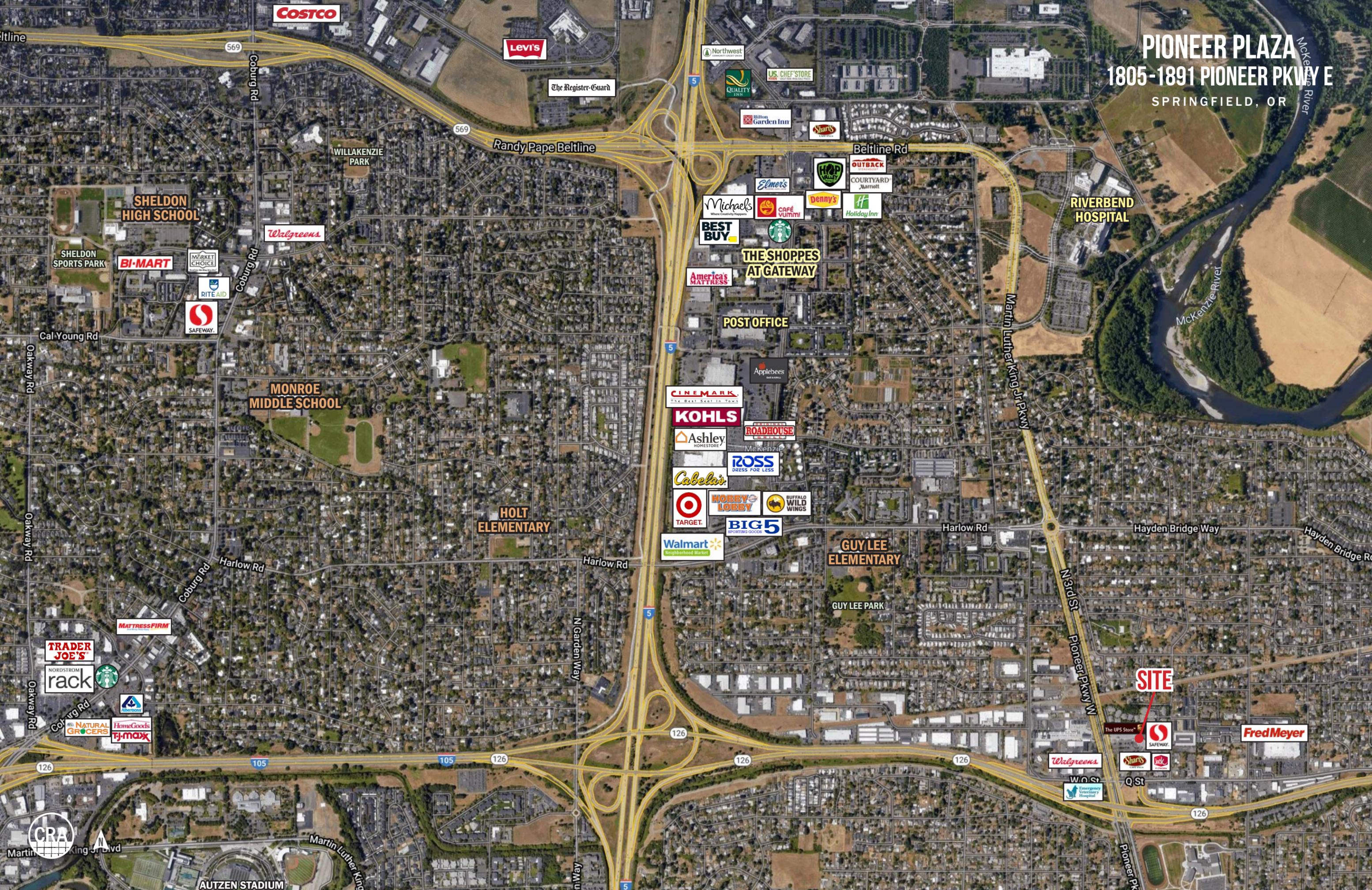
**SOUTH EUGENE HIGH SCHOOL**  
1,538 STUDENTS

**CHURCHILL HIGH SCHOOL**  
1,116 STUDENTS



# PIONEER PLAZA

1805-1891 PIONEER PKWY E  
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**COSTCO**

**Levi's**

The Register-Guard

Northwest

QUALITY INN

US CHEF STORE

Hilton Garden Inn

Shari's

Elmer's

WOP

OUTBACK

COURTYARD Marriott

Denny's

Holiday Inn

Michaels

CAFE VUMMI

BEST BUY

Starbucks

America's MATTRESS

THE SHOPPES AT GATEWAY

POST OFFICE

Applebees

CINEMARK

KOHL'S

Ashley HOMESTORE

ROADHOUSE

ROSS DRESS FOR LESS

Cabela's

TARGET

HOBBY LOBBY

BUFFALO WILD WINGS

BIG 5 SPORTING GOODS

Walmart Neighborhood Market

GUY LEE ELEMENTARY

GUY LEE PARK

MONROE MIDDLE SCHOOL

HOLT ELEMENTARY

SHELDON HIGH SCHOOL

RIVERBEND HOSPITAL

BI-MART

MARKET CHOICE

RITE AID

SAFeway

Walgreens

MATTRESS FIRM

TRADER JOE'S

NORDSTROM rack

NATURAL GROCERS

HomeGoods

TJ-max

SITE

The UPS Store

SAFeway

Fred Meyer

Walgreens

Shari's

W.O.S.

Emergency Veterinary Hospital

CRA

AUTZEN STADIUM

**SITE PLAN**

**PIONEER PLAZA**  
**1805-1891 PIONEER PKWY E**  
 SPRINGFIELD, OR

SUITE	TENANT	SQ FT
1807	Shari's	3,809
1811	Bizzy Jeans Donuts	1,392
1813	Pro Nails	1,040
1815	Chicken Bonz	1,800
1817	Oishii Sushi	3,600
1821/1829	Lakefield Veterinary Group	12,478
1833	All American Pet Supplies & Grooming	1,720
1835	Naya's Taqueria	1,400
1839	Six Star Foot Massage	1,400
1843	Mox Valley Games	1,960
1847	Misun Kang, DMD	1,960
1853	Cosmo Prof Beauty Supply	2,376
1859	Dragon Vine	3,926
1863	The UPS Store	1,400
1869	Jazzie's Deli	1,400
1871	Video Game Headquarters	2,240
1873	Great Clips	1,120
1879	Bo's Wine Depot	1,120
1883	T-Mobile	1,388
1887	Cigarettes For Less	1,479
1891	Safeway	47,019

 AVAILABLE  
 OCCUPIED



The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.



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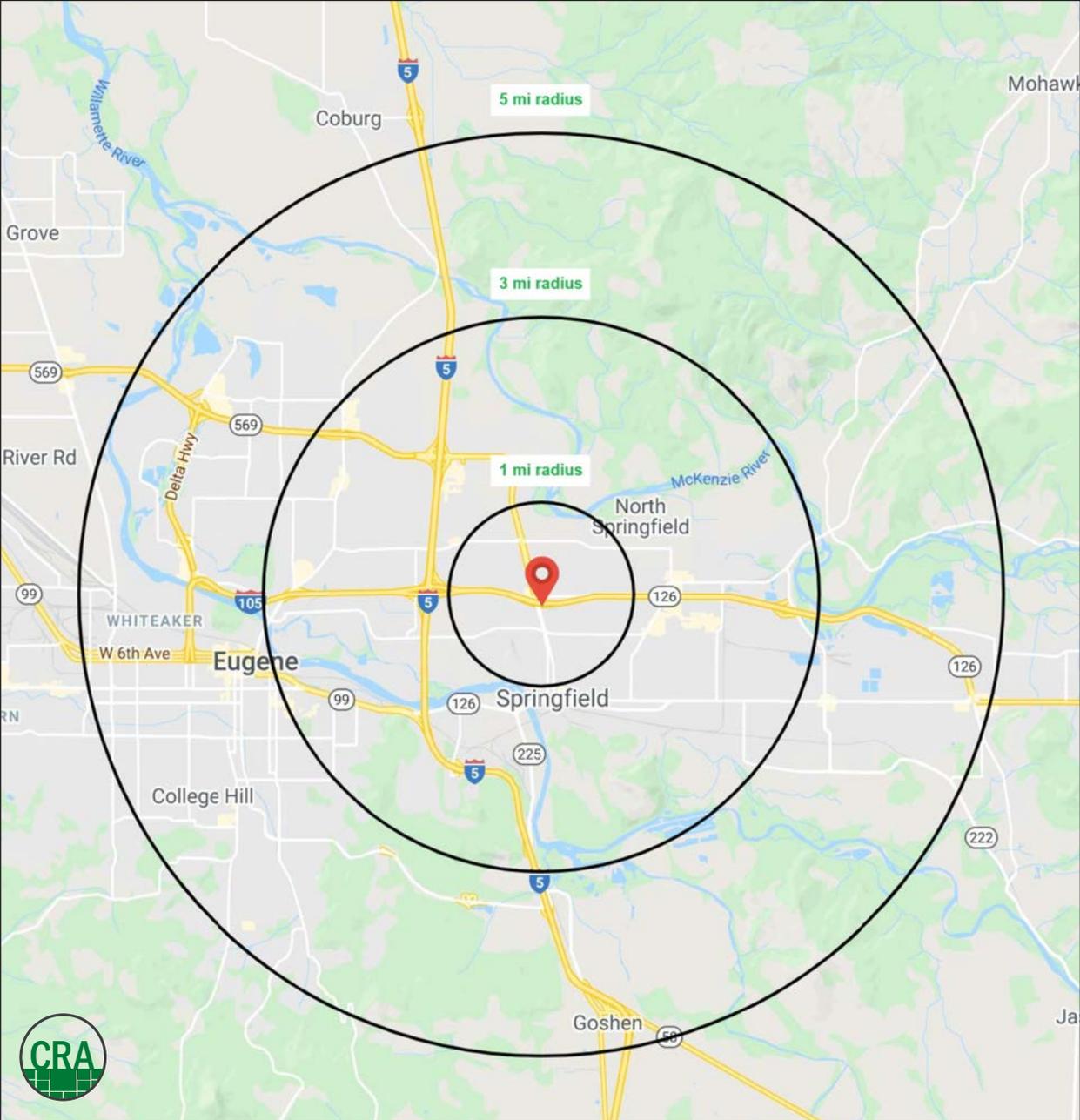
## DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2022	19,196	77,228	165,652
Projected Population 2027	19,188	80,196	172,471
Average HH Income	\$63,179	\$73,224	\$73,448
Median Home Value	\$251,978	\$293,101	\$315,399
Daytime Demographics 16+	10,604	67,337	149,544

# 37.3

Median Age

1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 44.0624/-123.0244

<b>Pioneer Plaza Springfield, OR 97477</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Population</b>			
2022 Estimated Population	19,196	77,228	165,652
2027 Projected Population	19,188	80,196	172,471
2020 Census Population	19,205	77,051	165,587
2010 Census Population	18,614	69,938	151,019
Projected Annual Growth 2022 to 2027	-	0.8%	0.8%
Historical Annual Growth 2010 to 2022	0.3%	0.9%	0.8%
2022 Median Age	37.3	36.7	37.3
<b>Households</b>			
2022 Estimated Households	7,976	30,875	70,934
2027 Projected Households	8,132	32,918	75,618
2020 Census Households	7,972	30,838	70,953
2010 Census Households	7,701	28,157	64,686
Projected Annual Growth 2022 to 2027	0.4%	1.3%	1.3%
Historical Annual Growth 2010 to 2022	0.3%	0.8%	0.8%
<b>Race and Ethnicity</b>			
2022 Estimated White	77.4%	73.7%	76.2%
2022 Estimated Black or African American	1.5%	1.5%	1.7%
2022 Estimated Asian or Pacific Islander	2.2%	8.9%	6.6%
2022 Estimated American Indian or Native Alaskan	1.4%	1.1%	1.0%
2022 Estimated Other Races	17.5%	14.9%	14.5%
2022 Estimated Hispanic	14.9%	11.9%	11.4%
<b>Income</b>			
2022 Estimated Average Household Income	\$63,179	\$73,224	\$73,448
2022 Estimated Median Household Income	\$51,881	\$59,299	\$58,430
2022 Estimated Per Capita Income	\$26,400	\$29,841	\$31,936
<b>Education (Age 25+)</b>			
2022 Estimated Elementary (Grade Level 0 to 8)	1.8%	2.2%	1.8%
2022 Estimated Some High School (Grade Level 9 to 11)	7.1%	5.4%	4.6%
2022 Estimated High School Graduate	27.7%	23.5%	20.0%
2022 Estimated Some College	29.3%	25.8%	25.7%
2022 Estimated Associates Degree Only	11.4%	9.8%	9.2%
2022 Estimated Bachelors Degree Only	14.9%	19.1%	20.9%
2022 Estimated Graduate Degree	7.7%	14.1%	17.8%
<b>Business</b>			
2022 Estimated Total Businesses	480	3,381	8,952
2022 Estimated Total Employees	4,448	38,406	90,956
2022 Estimated Employee Population per Business	9.3	11.4	10.2
2022 Estimated Residential Population per Business	40.0	22.8	18.5

©2022, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 6/2022, TIGER Geography - RS1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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